

**Town of Essex
29 West Avenue
Essex, CT – Meeting Room A**

Building Committee

September 2, 2015

MINUTES

Building Committee members in attendance:

Bruce Glowac
Leigh Rankin
Kelly Sterner

Others: Paul Drummey, CREC (via telephone)
Tom Fitzgerald, Region #4
Norman Needleman, First Selectman

Meeting called to order by Bruce Glowac at 8:00 a.m.

Approval of Minutes:

Leigh Rankin moved to approve the minutes of 8/26/15, seconded by Kelly Sterner. Passed unanimously. Motion carried.

CREC Report:

Paul Drummey called in via phone to discuss the final walkthrough that will be done next week at EES. He will have a report by next week's meeting. At Town Hall they continue to work on the roof with asbestos abatement and monitoring air quality daily. Paul discussed briefly the potential change orders. He has talked to Silktown and has come up with some numbers and also reached out to Tom Hibbard (H&R) for guidance. Paul indicated that Tom (H&R) indicated it is an industry standard in that the change order for flashing or removing and covering comes up as a wash. Bruce asked Paul what was the original specifications with regards to roof vents. He stated they called for keeping roof vents and flashing around pipes just as they were. Bruce asked if it was in the specifications, then why was it a question to Silktown as to what to do with the vents? Paul indicated that in the next few weeks we will have more time to discuss these issues with Mark Malcarne and John McConville. Tom (H&R) needs to look at the CFM venting requirements and make a recommendation.

Old Business:

a. Air conditioning Essex Elem (Close out) –

Library A/C is should be done by the end of the day. Everyone seems to be happy with the new A/C in the 8 classrooms and are comfortable at 74 degrees. After this initial review and experience with the new systems at EES, it was noted that the Committee is satisfied with the units and would like to proceed with continuing with A/C throughout the school. The Committee will seek proposals from Tom (Thermomedics) for review next Wednesday. This may require additional roof cuts and pitch pockets. Tom F. reported that Thermomedics felt that rooftop units directly vented into the Gym and Cafeteria would be the most economical way to cool those spaces.

Tom Fitzgerald indicated the new roof ladders will be installed during the next school holiday.

b. Town Hall –

When pulling up the old roof, it was discovered that some repair would be required to the parapet walls over the Police area. Stucco and pressure treated plywood was recommended. Tom (H&R) will be here at 10:00 a.m. to look at the broken cement and proposed repairs. Bruce asked about the roof vents on the police building? They will remain as they are.

c. Town Garage –

Paul indicated that they will be moving equipment and materials to the Town Garage Today. Norman Needleman sent Paul a contact at the Town Garage to arrange delivery. Next Tuesday (Sept 8th) Silktown plans to begin work at the Town Garage. Leigh received a quote for motorized doors for the new building that would be approximately an additional \$15k.

Kelly mentioned that the site drawing of the garage must be into Inland Wetlands today. Norm stated that Bob Doane has the plans ready and would make the application and presentation to Wetlands as well as the other Town agencies.

d. Fire alarms –

Additional Proposals are still pending.

e. Bridge Projects –

Moving along and extension letters have been accepted.

New Business:

a. School site work –

Bruce indicated we need to get going and firm up with an RFP (written by us) and get a few quotes. We also need to make a decision about drainage. Suggestion was made to have Town Engineer Bob Doane look at the site and make any recommendations regarding installed drainage.

Approval of invoices:

Kelly has received the third application for payment from Silktown for the Essex Elementary School totaling \$231,816.00.

The Building Committee has questions on the current bill relative to change orders and felt that this needs to be discussed prior to approval.

Paul Drummey will be notified regarding the status of our temporary project number from the State therefore; he can follow up with them and pursue the permanent number and get this resolved so the Town can begin the reimbursement process. Kelly reported that everything requested by BSF has been submitted.

Other business:

It was noted that a meeting with Town hall employees regarding Land Use area plan designs will take place today 9 am.

Adjournment:

Motion to adjourn at 8:53 a.m. by Bruce Glowac, seconded by Leigh Rankin. Passed unanimously. Motion carried.

Respectfully submitted,

Yvonne Roziak
Recording Secretary